PLAT OF SURVEY PART OF VACATED BLOCKS 211, 212, 224 \$ 225 ALSO PART OF VACATED REED STREET \$ VACATED "C" STREET PARCEL NO. 1: A PARCEL OF LAND BEING PART OF VACATED BLOCKS 211, 212 AND 225, AND PART OF QALL IN BARNARD, KITTLE, SMITH AND TURNER'S ADDITION VACATED REED STREET AND VACATED "C" STREET, ALL PART OF BARNARD, KITTLE, SMITH Oφ AND TURNER'S ADDITION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF 1ST STREET AND THE CENTERLINE OF "C" STREET; THENCE N89°55'42"W (ASSUMED BEARING) ON THE SOUTH LINE OF 1ST STREET, A DISTANCE OF 47.39 FEET; THENCE 503°39'44"W, A DISTANCE OF 216.79 FEET; THENCE S81°50'21"E, A DISTANCE OF 83.93 FEET; THENCE S24°56'57"E, A DISTANCE OF 75.14 FEET; THENCE S60°26'29"E, A SCALE: I" = 50' DISTANCE OF 48.00 FEET; THENCE 523°03'41"E, A DISTANCE OF 21.31 FEET; THENCE 565°17'24"E, A DISTANCE OF 167.42 FEET; THENCE 572°35'23"E, A DISTANCE OF 63.82 FEET; THENCE N85°51'39"E, A DISTANCE OF 59.46 FEET TO A POINT ON THE **LEGEND** WEST LINE OF UNION STREET, THENCE NO3°36'57"W ON SAID WEST LINE, A DISTANCE OF **PMENT** CONSULTANT MONUMENT FOUND (5/8" REBAR, UNLESS NOTED OTHERWISE) 425.62 FEET TO A POINT ON THE SOUTH LINE OF 1ST STREET; THENCE \$89°56'25"W ON SAID SOUTH LINE, A DISTANCE OF 349.10 FEET TO THE POINT OF BEGINNING, CONTAINING MONUMENT SET (5/8" BY 24" REBAR) BOX 3.28 ACRES, MORE OR LESS. N89°55'42"W (ASSUMED BEARING)-(M) MEASURED DISTANCE IST STREET (R) RECORDED DISTANCE PARCEL NO. 2: ELOI 589°56'25"W 349.10' (R#M) A PARCEL OF LAND BEING PART OF VACATED BLOCKS 211, 212, 224 AND 225, AND PART OF VACATED REED STREET AND VACATED "C" STREET, ALL PART OF BARNARD, KITTLE, SMITH 1/2" CRIMPED TOP PIPE AND TURNER'S ADDITION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF 1ST STREET AND THE CENTERLINE OF "C" STREET; THENCE N89°55'42"W (ASSUMED BEARING) ON THE SOUTH LINE OF 1ST STREET, A DISTANCE OF 47.39 FEET; THENCE WITNESS MONUMENT RECORDED AS BEING 3 VITNESS MONUMENT RECORDED AS BEING 19.00' SOUTH OF THE TRUE CORNER. 503°39'44"W, A DISTANCE OF 216.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE \Box 581°50'21"E, A DISTANCE 83.93 FEET; THENCE 524°56'57"E, A DISTANCE OF 75.14 FEET; THENCE 560°26'29"E, A DISTANCE OF 48.00 FEET; THENCE 523°03'41"E, A DISTANCE OF 21.31 FEET; THENCE S65°17'24"E, A DISTANCE OF 167.42 FEET; THENCE MERIDIAN 572°35'23"E, A DISTANCE OF 63.82 FEET; THENCE N85°51'39"E, A DISTANCE OF OFFICE BUILDING 59.46 FEET TO A POINT ON THE WEST LINE OF UNION STREET; THENCE 503°36'57"E ON EASEMENT NO. 1 SAID WEST LINE, A DISTANCE OF 150.33 FEET TO A POINT BEING 25.00 FEET (5' UTILITY EASEMENT) NORTHEASTERLY FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION (402)COMPANY SPUR TRACK I.C.C. NO. 230, WHEN MEASURED AT RIGHT ANGLES; THENCE N70°20'50"W PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 140.18 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 903.98 FOOT RADIUS CURVE TO THE RIGHT PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 247.46 FEET TO A POINT STREET (CATED) OF TANGENCY, THE CHORD OF SAID CURVE BEARS NG2°30' 19"W 246.68 FEET; THENCE N54°39'47"W PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 127.15 FEET; THENCE BLOCK 211 NO3°39'44"E, A DISTANCE OF 123.83 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 1.35 ACRES, MORE OR LESS. TURNER HOUSE EASEMENT NO. 1: A 5.00 FOOT WIDE STRIP OF LAND BEING PART OF VACATED BLOCK 212, OF BARNARD, KITTLE, SMITH AND TURNER'S ADDITION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF 1ST STREET AND THE CENTERLINE OF "C" STREET; THENCE N89°55'42"W (ASSUMED BEARING) ON THE SOUTH LINE OF 1ST STREET, A DISTANCE OF PARCEL NO. I 47.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE SO3°39'44"W, A DISTANCE OF 216.79 FEET; THENCE 581°50'21"E, A DISTANCE OF 5.01 FEET; THENCE (3.28 ACRES) NO3°39'44"E, A DISTANCE OF 217.50 FEET TO A POINT ON THE SOUTH LINE OF 1ST STREET; THENCE N89°55'42"W ON THE SOUTH LINE OF 1ST STREET, A DISTANCE OF 5.01 O TURNER'S COUNTY, I FEET TO THE TRUE POINT OF BEGINNING. NOINU EASEMENT NO. 2: A PARCEL OF LAND BEING PART OF VACATED BLOCKS 211, 212, 224 AND 225, AND PART OF VACATED REED STREET AND VACATED "C" STREET, ALL PART OF BARNARD, KITTLE, SMITH N03°36'57"W 575.95' (R¢M) AND TURNER'S ADDITION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION WITH THE SOUTH LINE STREE OF 1ST STREET AND THE CENTERLINE OF "C" STREET; THENCE N89°55'42"W (ASSUMED BEARING) ON THE SOUTH LINE OF 1ST STREET, A DISTANCE OF 47.39 FEET; THENCE 503°39'44"W, A DISTANCE OF 216.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE REED STREET S81°50'21"E, A DISTANCE 83.93 FEET; THENCE S24°56'57"E, A DISTANCE OF 75.14 (VACATED) FEET; THENCE 560°26'29"E, A DISTANCE OF 48.00 FEET; THENCE 523°03'41"E, A DISTANCE OF 21.31 FEET; THENCE S65°17'24"E, A DISTANCE OF 167.42 FEET; THENCE 572°35'23"E, A DISTANCE OF 63.82 FEET; THENCE N85°51'39"E, A DISTANCE OF 59.46 FEET TO A POINT ON THE WEST LINE OF UNION STREET; THENCE 503°36'57"E ON SAID WEST LINE, A DISTANCE OF 10.00 FEET; THENCE S85°51'39"W, A DISTANCE OF 61.27 FEET; THENCE N72°35'23"W, A DISTANCE OF 66.36 FEET; THENCE -(10' UTILITY EASEMENT) NG5°17'24"W, A DISTANCE OF 171.92 FEET; THENCE N23°03'41"W, A DISTANCE OF 21.79 FEET: THENCE NGO°26'29"W, A DISTANCE OF 47.82 FEET; THENCE N24°56'57"W, A DISTANCE OF 72.93 FEET; THENCE N81°50'21"W, A DISTANCE 72.71 EASEMENT NO. 2 FEET; THENCE 503°39'44"W, A DISTANCE OF 110.62 FEET TO A POINT BEING 30.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN PART OF IN BARNA THE CITY TRANSPORTATION COMPANY SPUR TRACK I.C.C. NO. 230, WHEN MEASURED AT RIGHT ANGLES: P THENCE 554°39'47"E PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 124.36 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 898.98 FOOT RADIUS CURVE TO THE LEFT PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 246.08 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S62°30'19"E 245.32 FEET; THENCE 570°20'50"E PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 138.03 FEET TO A POINT ON THE WEST LINE OF UNION STREET; THENCE 503°36'57"E ON SAID WEST LINE, A DISTANCE OF 5.44 FEET TO A POINT BEING 25.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY SPUR TRACK 1.C.C. NO. 230, WHEN MEASURED AT RIGHT ANGLES; THENCE N70°20'50"W PARALLEL BLOCK 2 WITH SAID CENTERLINE, A DISTANCE OF 140.18 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 903.98 FOOT RADIUS CURVE TO THE RIGHT PARALLEL WITH SAID CENTERLINE, AN ARC DISTANCE OF 247.46 FEET TO A POINT OF TANGENCY, THE CHORD OF PARCEL NO. 2 STORAGE BUILDING SAID CURVE BEARS NG2°30'19"W 246.68 FEET; THENCE N54°39'47"W PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 127.15 FEET; THENCE NO3°39'44"E, A DISTANCE OF DODGE STREET 123.83 FEET TO THE TRUE POINT OF BEGINNING. (1.35 ACRES) PROJECT NO.: 5D03-002 CURVE DATA: RADIUS = 903.98' DRAWN BY: DJM ARC = 247.46'CHORD = 246.68'DATE: 04/28/03 CHORD BRNG = N62°30'19"W FIELDBOOK: MERIDIAN 2002-04 SURVEYOR'S STATEMENT: DWG FILE: I, DANNY JOE W. MARTINEZ, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY 1'' = 50'SCALE: KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS THE STATE OF NEBRASKA REVISION DATE: APRIL 28, 2003 OF SHEET I